

CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

April 16, 2018

Joel Hernandez, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM, 87109

**RE: Age Restricted Housing
Grading and Drainage Plan
Engineer's Stamp Date: 04/06/18
Hydrology File: D18D056A**

Dear Mr. Hernandez:

Based upon the information provided in your submittal received 04/06/2018, the Grading and Drainage Plan is approved for action by the DRB on the Site Plan for Building Permit.

As a reminder, please provide a Private Facility Drainage Covenant per Chapter 17 of the DPM for the first flush ponds (Stormtech chambers) prior to Building Permit approval. Also the site currently shows more than 1 acre of disturbance is being proposed. An Erosion and Sediment Control Plan is required and has to be submitted to the storm water quality engineer (Curtis Cherne, PE, ccherne@cabq.gov). Hydrology's approval for Building Permit will not be given until the submittal of the ESC Plan.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

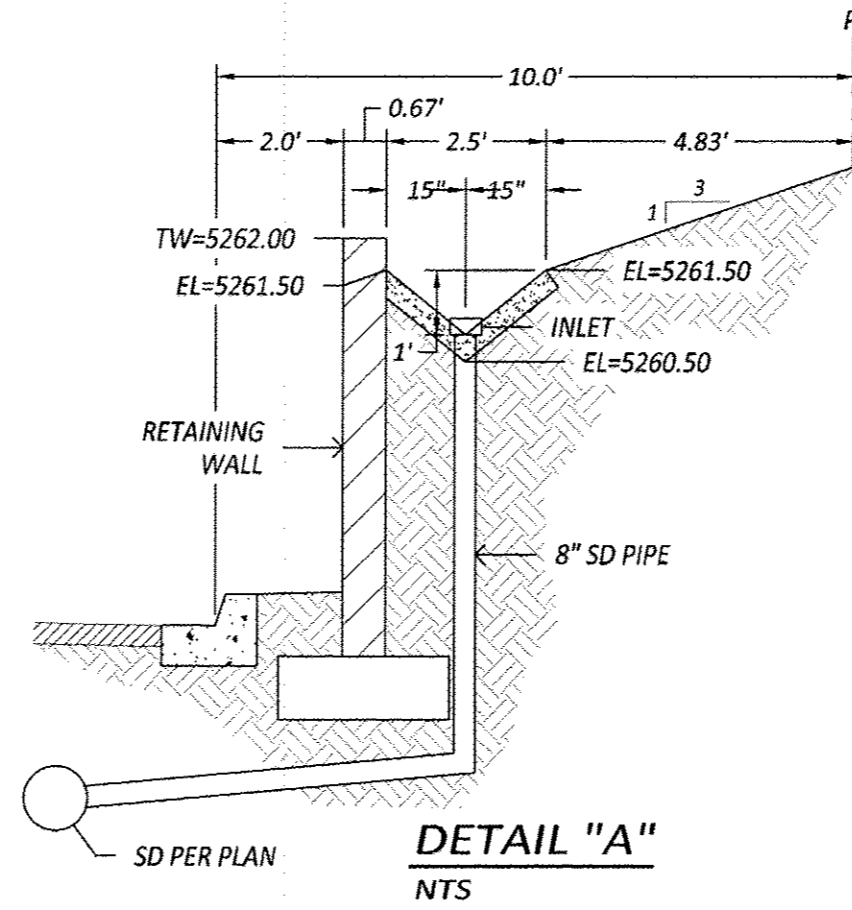
Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

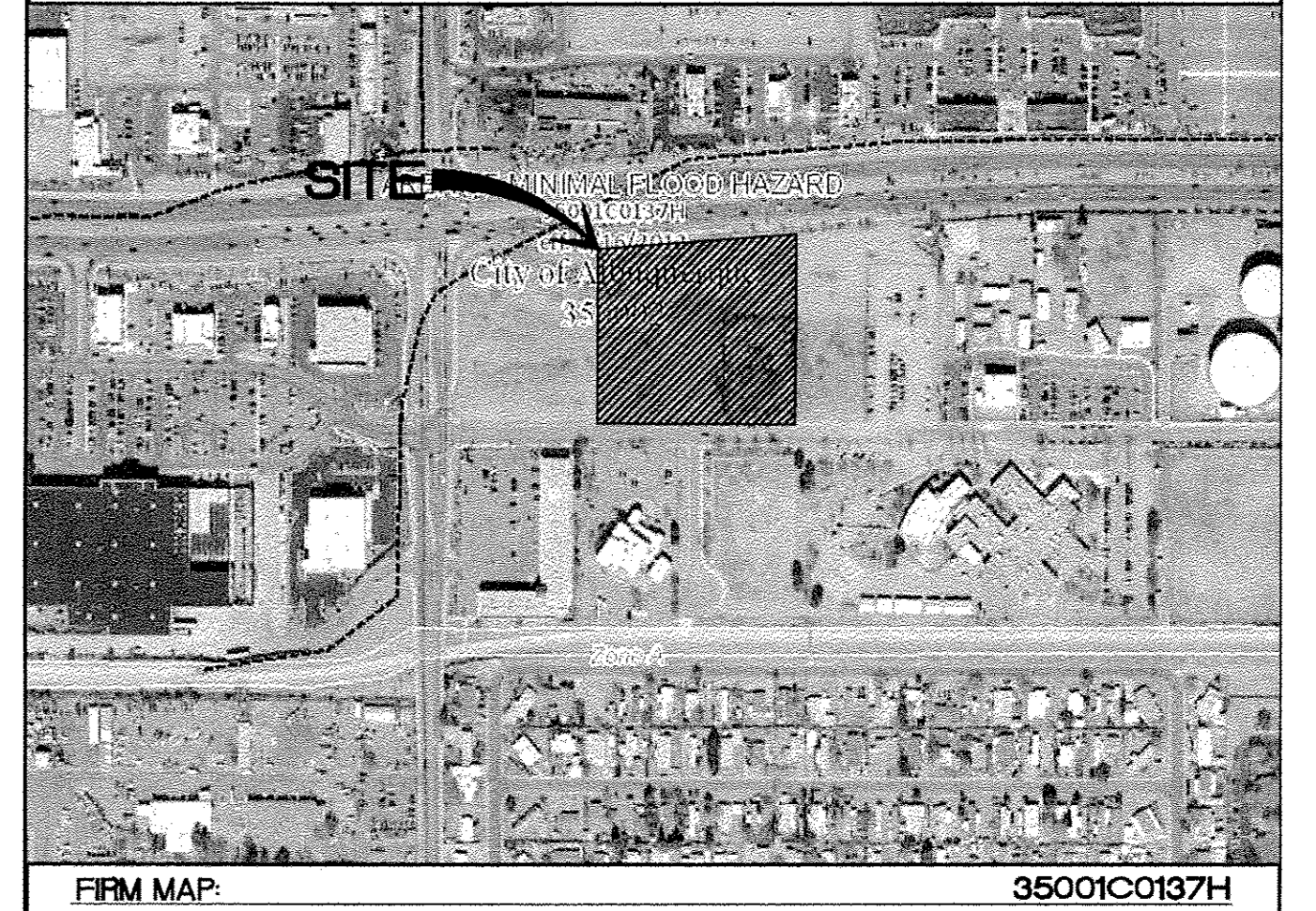
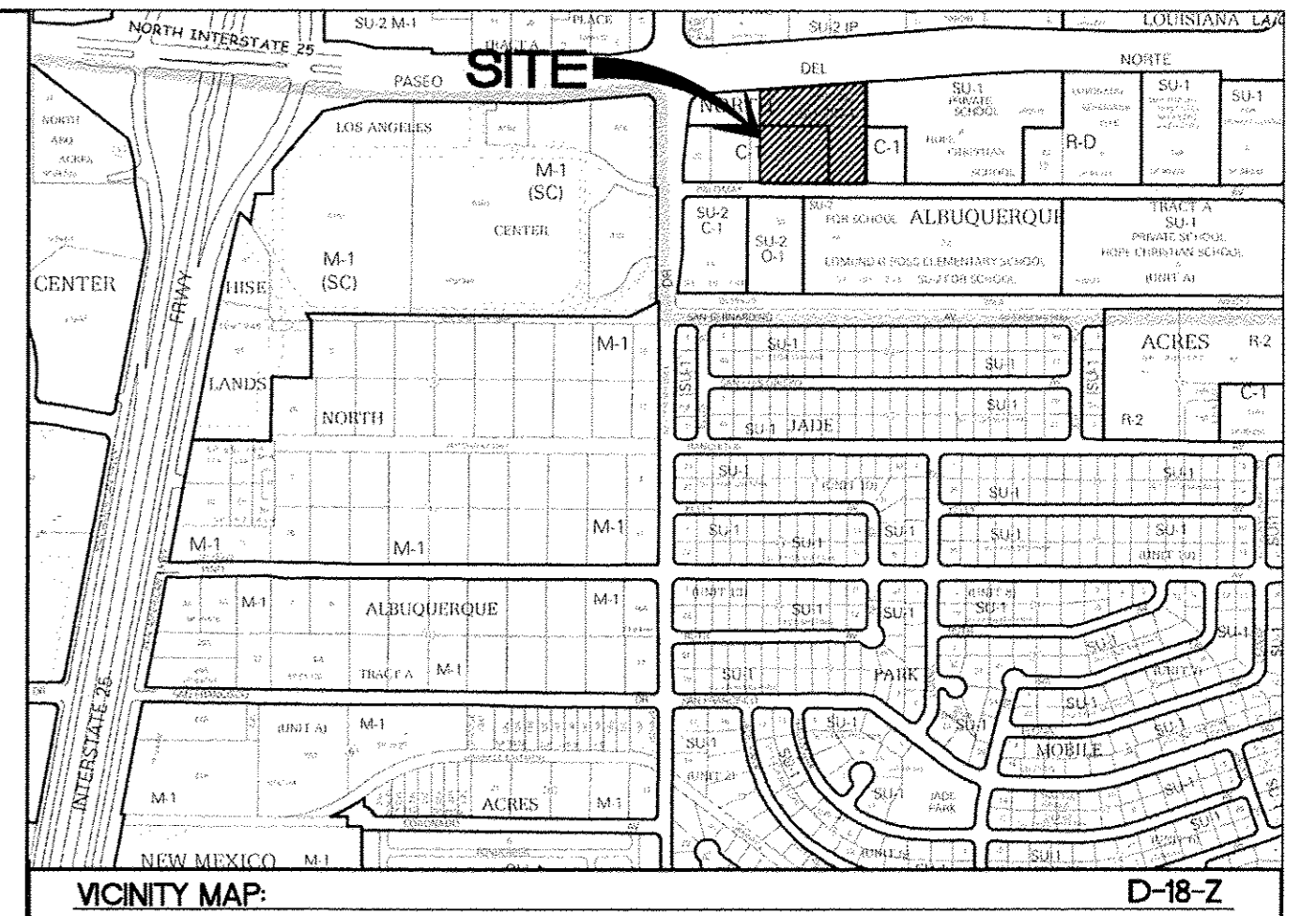
KEYED NOTE:

- 1 NYLOPLAST CATCH BASIN W/ 18" DROP IN GRATE
- 2 NYLOPLAST CATCH BASIN W/ 24" DROP IN GRATE & BIO SNOT (SOUTH OUTLET)
- 3 NYLOPLAST CATCH BASIN W/ 2'X2' CURB INLET, STANDARD GRATE
- 4 NYLOPLAST CATCH BASIN W/ 2'X3' CURB INLET, DIAGONAL GRATE
- 5 NYLOPLAST CATCH BASIN W/ 2'X2' CURB INLET, STANDARD GRATE & BIO SNOT
- 6 NYLOPLAST CATCH BASIN W/ 2'X2' CURB INLET, STANDARD GRATE & BIO SNOT (NORTH OUTLET)
- 7 UNDERGROUND STORM RETENTION SYSTEM (2,240 CUBIC FOOT STORAGE REQUIRED). STORMTECH DC-780 OR EQUAL. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL BY ENGINEER PRIOR TO ORDERING MATERIAL (NORTH UNDERGROUND STORAGE)
- 8 UNDERGROUND STORM RETENTION SYSTEM (1,465 CUBIC FOOT STORAGE REQUIRED). STORMTECH DC-780 OR EQUAL. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL BY ENGINEER PRIOR TO ORDERING MATERIAL (SOUTH UNDERGROUND STORAGE)



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- RETAINING WALL
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING SPOT ELEVATION



NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED. 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

| APPROVAL | NAME | DATE |
|-----------|------|------|
| INSPECTOR | | |

CAUTION:

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

NOT FOR CONSTRUCTION

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|---|---|------------------|
| ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868 | OVERTURE SENIOR ACTIVE ADULT GRADING AND DRAINAGE PLAN | DRAWN BY DY |
| | | DATE 4/06/18 |
| TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrewestllc.com | | 2017086-GRB |
| | | SHEET # C2 |
| | | JOB # 2017086 |
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